



**For Immediate Release  
September 19, 2007**

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City of Kyle

## **Kyle City Council Approves Development Agreement with Seton/SCC**

The Kyle City Council approved a development agreement with the Seton Family of Hospitals and SCC Development for the construction of a significant mixed-use development featuring a hospital, professional offices and a retail shopping center. The unanimous vote came after presentations from the City staff and representatives from Seton and SCC during the regularly scheduled council meeting on September 18<sup>th</sup>.

This \$438 million project represents the single largest development in Hays County and is projected to ultimately bring 4,600 jobs into Kyle's employment base.

"The full benefit of this project for the City will not be felt until many of us in this room have moved on to other endeavors," said Kyle City Manager Tom Mattis. "I am very proud to be a part of this event which I'm confident will be an anchor for Kyle's economic stability for a very long time."

The agreement spans a fifteen-year period and features a unique revenue sharing arrangement in the place of tax abatements, thus allowing the development to proceed without the use of public moneys. The basis of this agreement is the sharing of future sales tax revenue during the first years of the development, with all sales tax revenue eventually coming to the City and County. There are no property tax abatements associated with this agreement.

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The Hays Consolidated Independent School District is also a beneficiary as they will see a projected revenue increase of approximately \$70 million over the next 20 years without giving any concessions to the project.

The council approved a Letter of Intent (LOI) at a highly publicized special meeting on May 5<sup>th</sup>, 2007. This development agreement is based entirely on the contents of the LOI.

“This development agreement represents a new era for Kyle and Hays County,” said Kyle Mayor Mike Gonzalez. “The cooperative partnership between Kyle, Hays County, Seton and SCC development reaffirms our commitment to making Kyle a premier community of central Texas.”

The Seton Family of Hospitals plans to construct a 210 bed medical facility along side a retail and professional office complex being planned and built by SCC Development Company of Austin.

A key component of Seton’s commitment to the community is its agreement to participate in a study to determine the area’s indigent health-care needs. Although the complete scope of this study is still being discussed, all parties are committed to addressing this issue.

The City of Kyle is the fifth fastest growing city in the State of Texas and is earnestly working to grow into a full service community where residents can live, play and work within the City. This agreement with the Seton Family of Hospitals marks the largest development project in the City’s history and will add not only a world-class hospital, but high quality retail and professional offices to the City’s growing list of amenities.

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